

151.0

0004

0013.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

878,900 / 878,900

USE VALUE:

878,900 / 878,900

ASSESSED:

878,900 / 878,900


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
9		FOUNTAIN RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: RANDO ERIN G & MATTHEW J	
Owner 2:	
Owner 3:	

Street 1: 9 FOUNTAIN RD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: SULLIVAN STEPHANIE L -

Owner 2: -

Street 1: 9 FOUNTAIN RD

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains 4,642 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1916, having primarily Clapboard Exterior and 1568 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 9 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4642		Sq. Ft.	Site		0	80.	1.20	9									447,407						447,400	

IN PROCESS APPRAISAL SUMMARY

Use Code							Land Size		Building Value		Yard Items		Land Value		Total Value		Legal Description				User Acct	
101							4642.000		430,900		600		447,400		878,900							
Total Card							0.107		430,900		600		447,400		878,900		Entered Lot Size					
Total Parcel							0.107		430,900		600		447,400		878,900		Total Land:					
Source: Market Adj Cost																	Land Unit Type:					

PREVIOUS ASSESSMENT										Parcel ID		PAT ACCT.					
TAX DISTRICT										Parcel ID		PAT ACCT.					
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date							
2020	101	FV	430,900	600	4,642.	447,400	878,900	878,900	Year End Roll	12/18/2019							
2019	101	FV	325,700	700	4,642.	419,400	745,800	745,800	Year End Roll	1/3/2019							
2018	101	FV	325,700	700	4,642.	346,700	673,100	673,100	Year End Roll	12/20/2017							
2017	101	FV	325,700	700	4,642.	318,800	645,200	645,200	Year End Roll	1/3/2017							
2016	101	FV	325,700	700	4,642.	290,800	617,200	617,200	Year End	1/4/2016							
2015	101	FV	302,800	700	4,642.	285,200	588,700	588,700	Year End Roll	12/11/2014							
2014	101	FV	254,400	700	4,642.	265,100	520,200	520,200	Year End Roll	12/16/2013							
2013	101	FV	254,400	700	4,642.	252,200	507,300	507,300		12/13/2012							

!11885!

PRINT

Date

Time

12/11/20

02:00:58

LAST REV

Date

Time

06/11/19

08:50:51

danam

11885

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

BUILDING PERMITS										ACTIVITY INFORMATION							
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment		Date	Result	By	Name				
2/22/2019	231	Insulate	1,500	C						4/14/2018	MEAS&NOTICE	HS	Hanne S				
1/12/2018	35	Insulate	4,600	C						8/14/2014	Info Fm Prmt	PC	PHIL C				
8/14/2014	973	Redo Bat	9,600		8/6/2014			Redo master bath.		11/1/2008	Meas/Inspect	345	PATRIOT				
8/6/2014	963	Manual	1,000		8/6/2014			Interior demo only		11/22/1999	Meas/Inspect	263	PATRIOT				
10/2/2009	932	Redo Kit	46,175							6/1/1989		PM	Peter M				
7/20/1999	458	Addition	30,000					10X22 FAMILY ROOM									

Sign: VERIFICATION OF VISIT NOT DATA _____ / _____ / _____

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH								
Type: 15 - Old Style	Sty Ht: 1T - 1 & 3/4 Sty	(Liv) Units: 1	Total: 1	Full Bath: 2	Rating: Very Good	A Bath:	Rating:	SCUTTLE.												
Foundation: 3 - BrickorStone				3/4 Bath:	Rating:															
Frame: 1 - Wood				A 3QBth:	Rating:															
Prime Wall: 2 - Clapboard				1/2 Bath:	Rating:															
Sec Wall: 1 - Wood Shingl 30%				A HBth:	Rating:															
Roof Struct: 1 - Gable				OthrFix:	Rating:															
Roof Cover: 1 - Asphalt Shgl				OTHER FEATURES				RESIDENTIAL GRID												
Color: TAN				Kits: 1	Rating: Very Good	1st Res Grid Desc: Line 1 # Units: 1														
View / Desir:				A Kits:	Rating:	Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O		
GENERAL INFORMATION				Fpl:	Rating:	Other														
Grade: C+ - Average (+)				WSFlue:	Rating:	Upper														
Year Blt: 1916		Eff Yr Blt:		Lvl 2																
Alt LUC:		Alt %:		Lvl 1																
Jurisdct: G16		Fact: .		Lower																
Const Mod:				Totals				RMS: 9	BRs: 3	Baths: 2	HB									
Lump Sum Adj:																				
INTERIOR INFORMATION				CONDOS INFORMATION				REMODELING				RES BREAKDOWN								
Avg Ht/FL: STD				Location:				Exterior:				No Unit RMS BRS FL								
Prim Int Wall 2 - Plaster				Total Units:				Interior:				1	9	3						
Sec Int Wall: 1 - Drywall 10%				Floor:				Additions:												
Partition: T - Typical				% Own:				Kitchen:												
Prim Floors: 3 - Hardwood				Name:				Baths:												
Sec Floors: 6 - Ceramic Tile 15%				Total: 4.6 %				Plumbing:												
Bsmnt Flr: 12 - Concrete				DEPRECIATION				Electric:												
Subfloor:				Phys Cond: VG - Very Good 4.6 %				Heating:												
Bsmnt Gar:				Functional:				General:												
Electric: 3 - Typical				Economic:				Totals				1	9	3						
Insulation: 2 - Typical				Special:																
Int vs Ext: S				Override:																
Heat Fuel: 2 - Gas				CALC SUMMARY																
Heat Type: 3 - Forced H/W				COMPARABLE SALES																
# Heat Sys: 1	% Heated: 100	% AC:	% Sprinkled:	Rate				Parcel ID	Typ	Date	Sale Price									
Solar HW: NO	Central Vac: NO	NBHD Inf: 1.00000000																		
% Com Wall	NBHD Mod:			WtAv\$/SQ:				AvRate:	Ind.Val											
LUC Factor: 1.00				Adj Total: 451646				Juris. Factor: 1.00				Before Depr: 189.00								
Adj Total: 451646				Depreciation: 20776				Special Features: 0				Val/Su Net: 161.99								
Depreciated Total: 430870				Final Total: 430900				Val/Su SzAd				274.90								
MOBILE HOME				Make:				Model:				Serial #:	Year:	Color:						
SPEC FEATURES/YARD ITEMS															PARCEL ID 151.0-0004-0013.0					
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value			
2	Frame Shed	D	Y	18X10		A	AV	1985	0.00	T	27.2	101								
19	Patio	D	Y	1224		A	AV	1985	3.92	T	27.2	101			600		600			
More: N				Total Yard Items: 600				Total Special Features:				Total: 600				IMAGE				
AssessPro Patriot Properties, Inc																				